Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 587954 DEEDWARR
03/09/2021 03:09:50 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20210309-0030974

39-B
File #21-1123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erin L. Clark, an unmarried woman and David L. Clark and Cheryl E. Clark, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelsey Alexander, an unmarried person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit B of 4707 Kentucky Avenue Townhomes, as shown on the site plan map attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4707 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131218-0127793, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erin L. Clark, an unmarried woman and David L. Clark and Cheryl E. Clark, husband and wife by Warranty deed from Kyle Simmons, married of record in Instrument No. 20171103-0112824 Register's Office for Davidson County, Tennessee, dated November 01, 2017 and recorded on November 03, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4707 B Kentucky Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Kelsey Alexander	Renasant Bank	091-07-0F-002.00
4707 B Kentucky Avenue	PO Box 202028	

WITNESS THE EXECUTION HEREOF this 4th day of March, 2021.

Erin L. Clark

Erin L. Clark

Cheryl E. Clark

Cheryl E. Clark

State of Tennessee)
County of Davidson)

On this 4th day of March, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Erin L. Clark and Cheryl E. Clark, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

David L Clark by Cheryl E Clark, Attorney in Fact

David L. Clark by Cheryl E. Clark, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 4th day of March, 2021 before me personally appeared Cheryl E. Clark, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David L. Clark, acknowledged that such person executed the same as the free act and deed of David L. Clark.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 510,000.00.**

Affiant

Sworn and subscribed before me on this the 4th day of March, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE